



Historic Preservation Matters!

Davis
27 April 2009

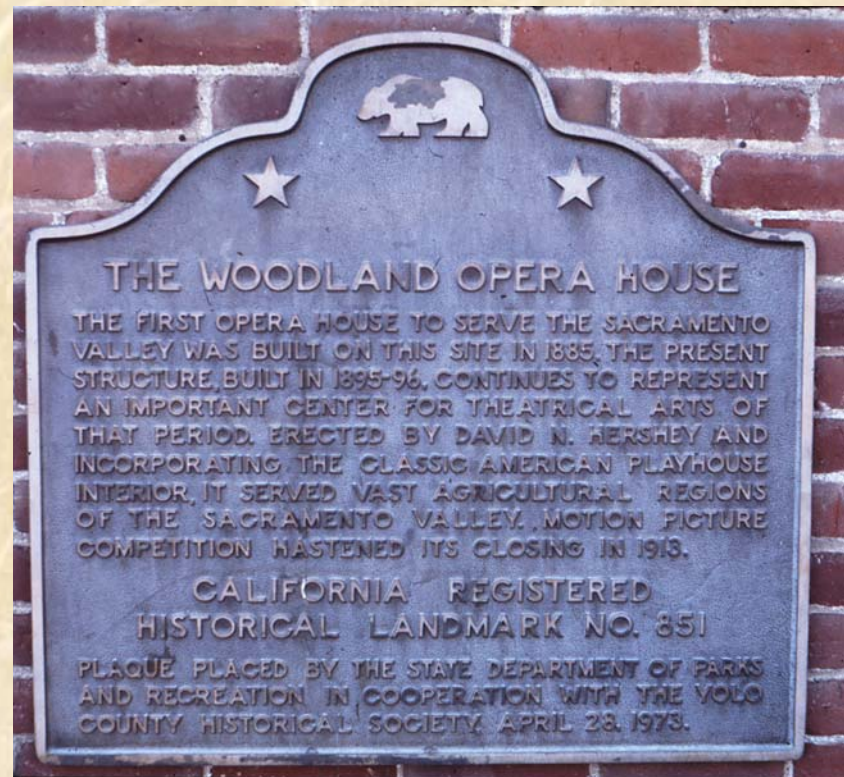
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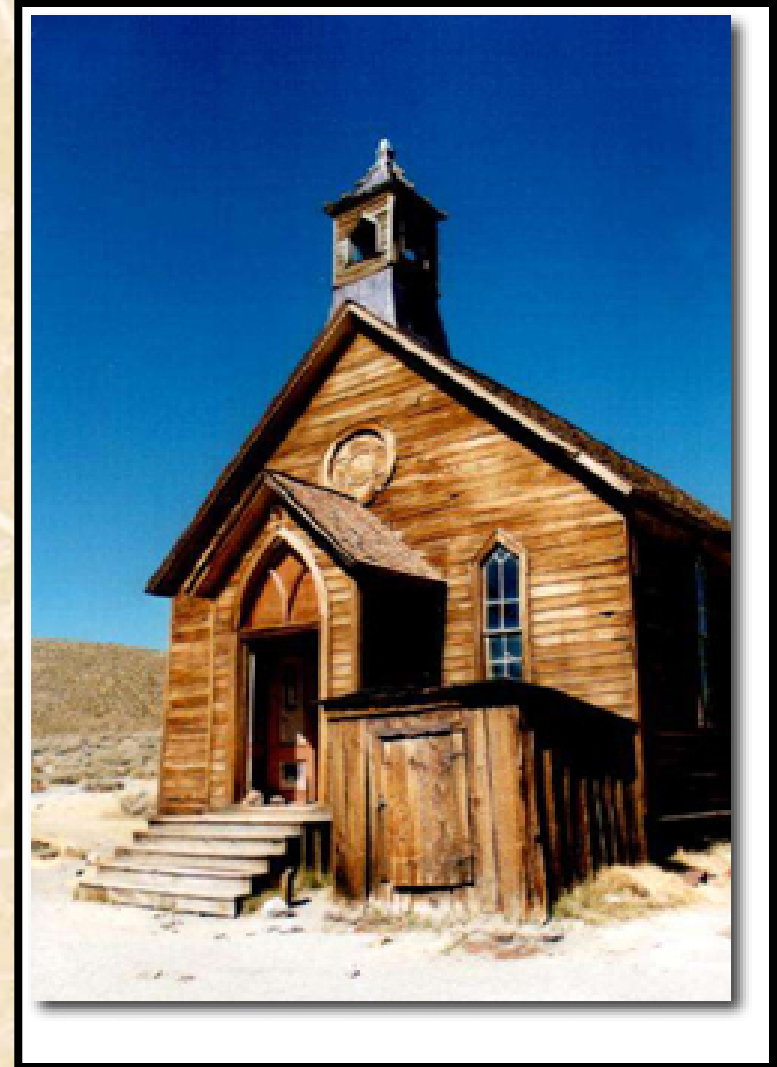
www.ohp.parks.ca.gov



National Historic Preservation Act

1966

- **Historic Preservation Fund**
- **National Register of Historic Places**
- **Advisory Council on Historic Preservation**
- **Established State Historic Preservation Officers and State Commissions**
- **Certified Local Government Program (CLG) (1980 Amendments)**



- Methodist Church, Bodie SHP



Office of Historic Preservation

Federal & State Funding
60/40 Match

California spends
<\$.02/person/year



Mission:

to preserve and enhance California's irreplaceable historic heritage as a matter of public interest so that its vital legacy of cultural, educational, recreational, aesthetic, economic, social, and environmental benefits will be maintained and enriched for present and future generations.

Early Preservation Efforts



Mount Vernon



Sutter's Fort



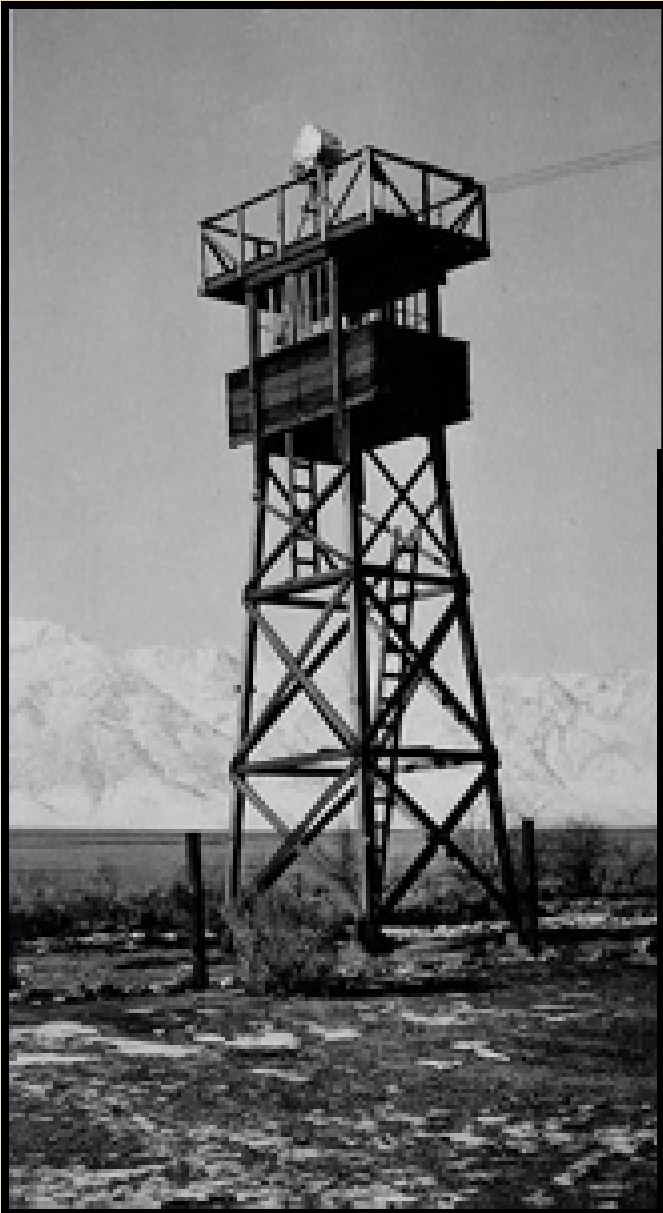
Recent Preservation Direction



**Neighborhoods
&
Historic Districts**



Cultural Diversity



Cultural Landscapes



**Resources
associated with
the Recent Past**





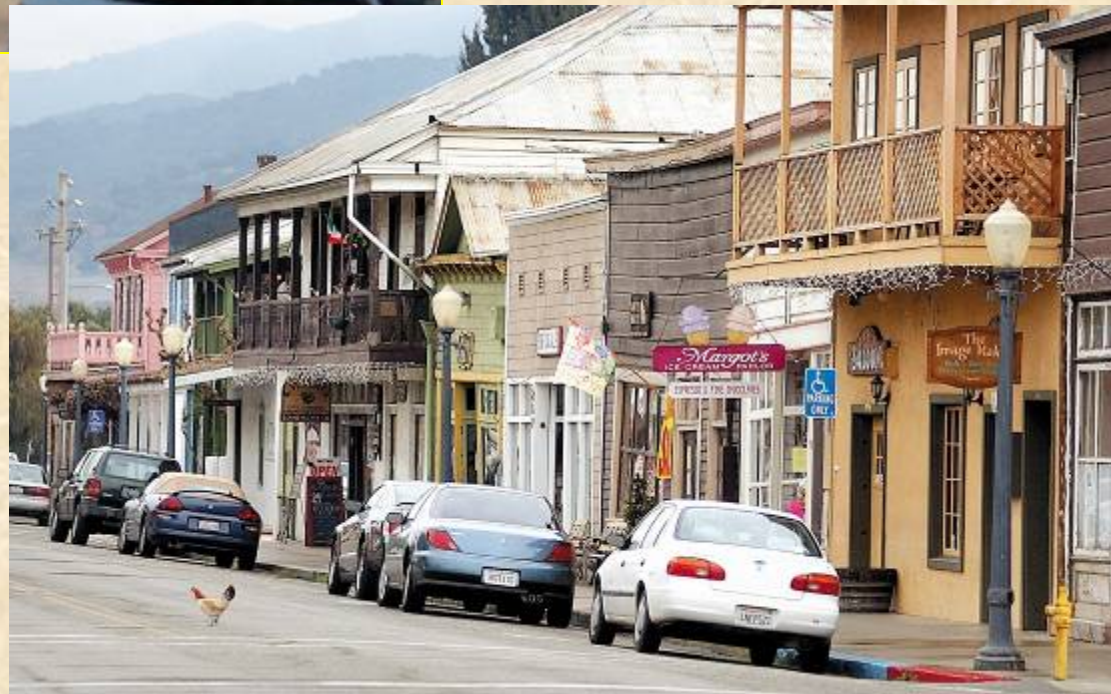
Adaptive Reuse Sustainability





Revitalization

**Heritage
Tourism**



Preservation at the Local Level

- Shift of program responsibility from historical societies and museums to **local governments**
- Historical societies & other organizations remain strong & important **advocates**
- Preservation integrated into **land use planning**
- Professional and **citizen planners (commissioners)** charged with local decision making



**Zoning
&
Planning**

**Disaster
Planning
&
Response**

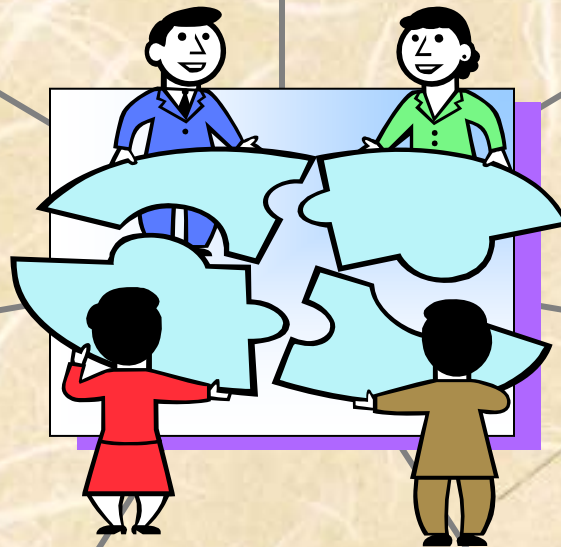
**Historic
Preservation**

**Transportation
&
Infrastructure**

**Heritage
Tourism**

**Affordable
Housing
&
Adaptive
Reuse**

**Community
Development**



Comprehensive Historic Preservation Program



- Preservation Element
- Preservation Ordinance
- Preservation Commission
- Contexts & Surveys
- Economic Benefits & Incentives
- Education, Technical Assistance & Outreach

GOAL: Integrate historic preservation into local land-use planning

BENEFITS OF A COMPREHENSIVE PRESERVATION PROGRAM

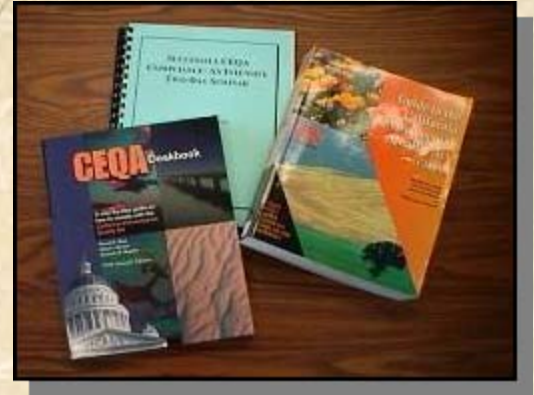
- **CREDIBILITY**

- Consistency with federal and state laws that have stood the test of time
- Insulates the preservation program from charges of being *arbitrary* and *capricious*

- **PREDICTABILITY**

- Know ahead of time how properties will be treated in regulatory procedures and code enforcement

Benefits



- **STREAMLINING**

- Brings clarity to question of what resources are significant when comes to CEQA
- Use of Secretary's Standards allows CEQA exemptions
- Use of National Register/California Register criteria and Secretary of the Interior's Standards integrates local, state, and federal levels of review

Benefits

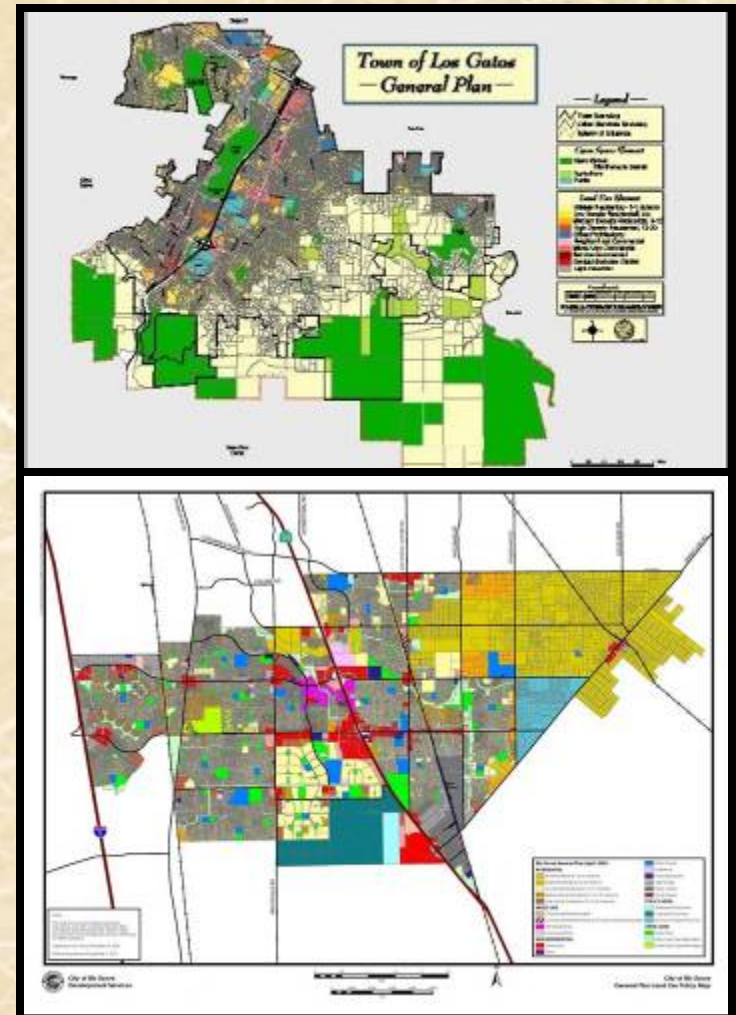
- **INVOLVEMENT**

- Brings local preservation boards and commissions into broader land use planning and project approval processes



General Plan: Historic Preservation Element

- General Plans represent the only formal, unified overview of the quality of life in a community
- Identify long-term goals and policies for community growth and development
- General Plans are the place to link historic preservation into land use planning



Preservation Ordinance



“The preservation ordinance is nothing more than local legislation enacted to protect buildings and neighborhoods from destruction or insensitive rehabilitation. . .”

Pratt Cassity, Maintaining Community Character: How to Establish a Local Historic District, NTHP, 2002

A Preservation Ordinance

- Provides the **policy** for protection of historic properties
- Establishes an **objective and democratic process** for designating resources
- Protects the integrity of designated historic properties through **design review**
- Authorizes **design guidelines** for new development within historic districts
- Stabilizes declining neighborhoods and protect and enhance property values through **incentives and protections**

Ordinance Key Elements

- Purpose
- Enabling Authority
- Preservation Commission
- Designation Procedures & Criteria
- Actions subject to Review
- Economic Effects
- Enforcement



- Appeals
- Definitions
- Severability

Establish Preservation Commission

Scope of Powers

- Maintain local inventory
- Designation
- Project Review
- Make recommendations
- Incentives
- Public education
- Relationship with Planning Commission, City Council, and other agencies



Historic Contexts and Surveys **Foundation** for Preservation Planning



Tell what resources are significant
...and why

Surveys/Inventory

Need to Know

- Where are they?
- What are they?
- Why are they significant?
- What are the character-defining features?
- How do they need to be treated?



Designating Historical Resources

Eligibility Criteria



- Provide clear criteria & standards
- Use local criteria that match National Register and California Register to facilitate CEQA and Section 106 reviews
- Think in terms of historic zoning - HPOZs; Conservation Districts, etc.

Other Local Preservation Tools

- Local recognition
- Incentives - Mills Act, SHBC
- Design Guidelines
- Regulations & Enforcement
- Technical Assistance
- Education
- Public involvement



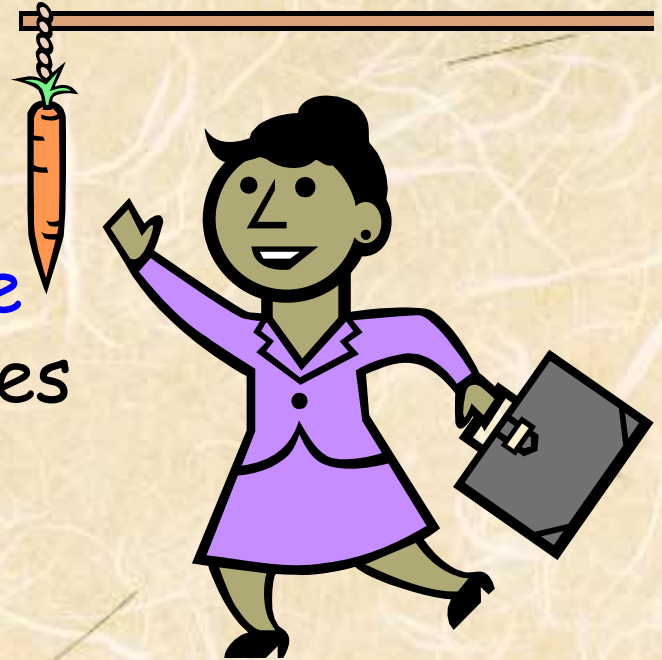
Design Guidelines

- Based on **analysis** of the character-defining features
- Basis for **objective decision-making**
- Improve the quality of physical changes
- Protect existing architectural character
- Prevent incompatible infill or alterations
- Protect the value of real estate investments
- Encourage preservation by private owners
- **Secretary of the Interior's Standards**

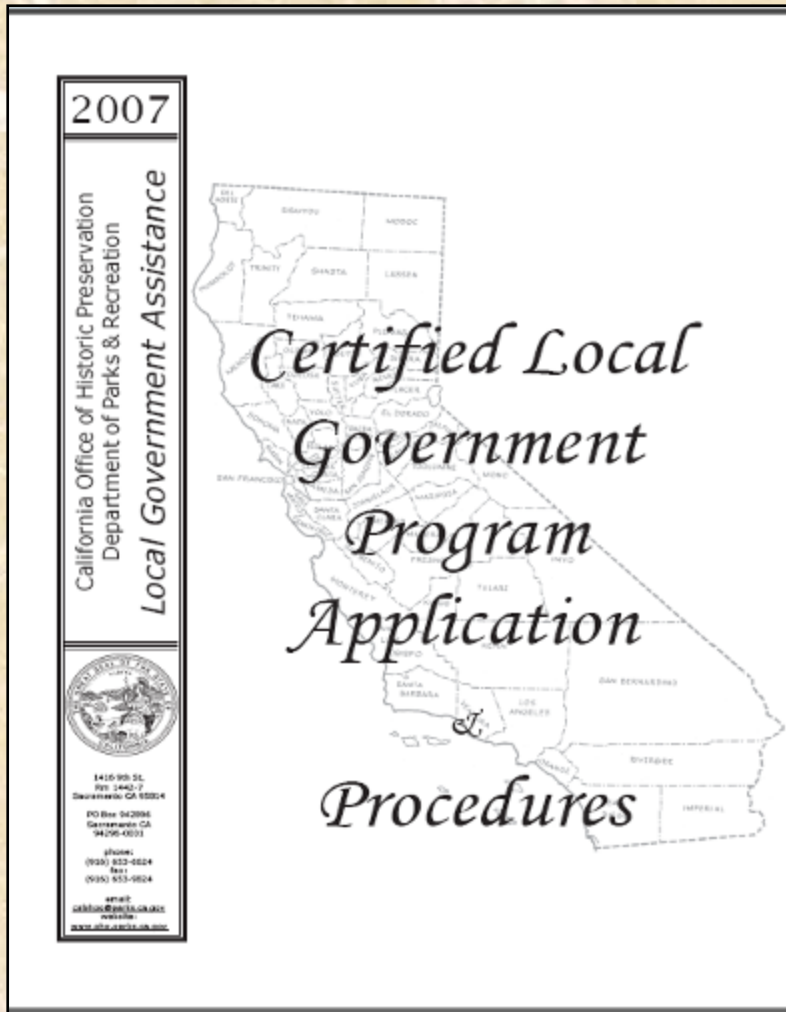


Incentives

- Mills Act; Williamson Act
- Federal tax credits
- State Historic Building Code
- Waiver or reduce permit fees
- Variances
- Parking reductions
- Preservation easements
- Official recognition/Awards
- Grants
- Loans



Certification Requirements



- Enforce appropriate local & state legislation for the designation and protection of historic properties
- Establish qualified historic preservation commission
- System for survey & inventory of historic properties @ Secretary of the Interior's Standards for Identification and Evaluation
- Provide for public participation in local hp program
- Perform other responsibilities delegated by the state

Certified Local Government Program (CLG)

Primary Goals:

- **Integrate historic preservation into land-use planning**
- **Build on local initiative and incorporate efforts and expertise of grass-roots preservation groups in local policy making**
- **Partnership with local, state, and national preservation networks**

Added Benefits of being a CLG

- Comprehensive approach
- Commitment to integrating historic preservation into local decision making processes
- Credibility
- SHPO Assistance
CALCLG-L
- CLG Planning Grants - \$25,000
- Local Autonomy

Commissioner's Toolbox - Windows Internet Explorer

http://www.ohp.parks.ca.gov/?page_id=24832

File Edit View Favorites Tools Help

Commissioner's Toolbox

Office of Historic Preservation
CALIFORNIA STATE PARKS

State Parks OHP Home Workshops CEQA CHRIS/IC Sustainability THPO Landmarks Newsletter

SHPO | Staff Contacts | FAQs | Decisions Pending | Org Chart | Contact Us

Office of Historic Preservation

OFFICE OF HISTORIC PRESERVATION

Commissioner's Toolbox

Below are links to information of particular value to members of historic preservation commissions and committees. For more assistance, contact OHP's [Local Government Unit](#).

LAW AND THE HISTORIC PRESERVATION COMMISSION: WHAT EVERY MEMBER NEEDS TO KNOW

Law and Historic Preservation Commissions: What Every Member Needs to Know by James K. Reap and Melvin B. Hill, Jr. , is the latest of the NPS series of Cultural Resource Partnership Notes, and is meant to provide an introduction to basic legal issues and concepts that historic preservation board members may encounter during their service. The co-authors, see the overall goal of the publication as an effort to "...demystify the law governing historic preservation and give commissioners the information they need to make sound and legally defensible decisions." The publication, along with the series of Cultural Resource Partnership notes, can be found on the National Park Service website: www.nps.gov/history/hps/pad/partnership/index.htm

CULTURAL RESOURCES PARTNERSHIP NOTES

ISSUES PAPER: CONSERVATION DISTRICTS

www.ohp.parks.ca.gov

Found
under the
Library
tab

- Law
- Ethics
- Design Guidelines
- Smart Growth
- Districts
- Recent Past



*Don't it always
seem to go
That you don't
know what
you've got
Till it's gone*



*They paved
paradise
And put up a
parking lot*

Joni Mitchell, "Big Yellow Taxi"

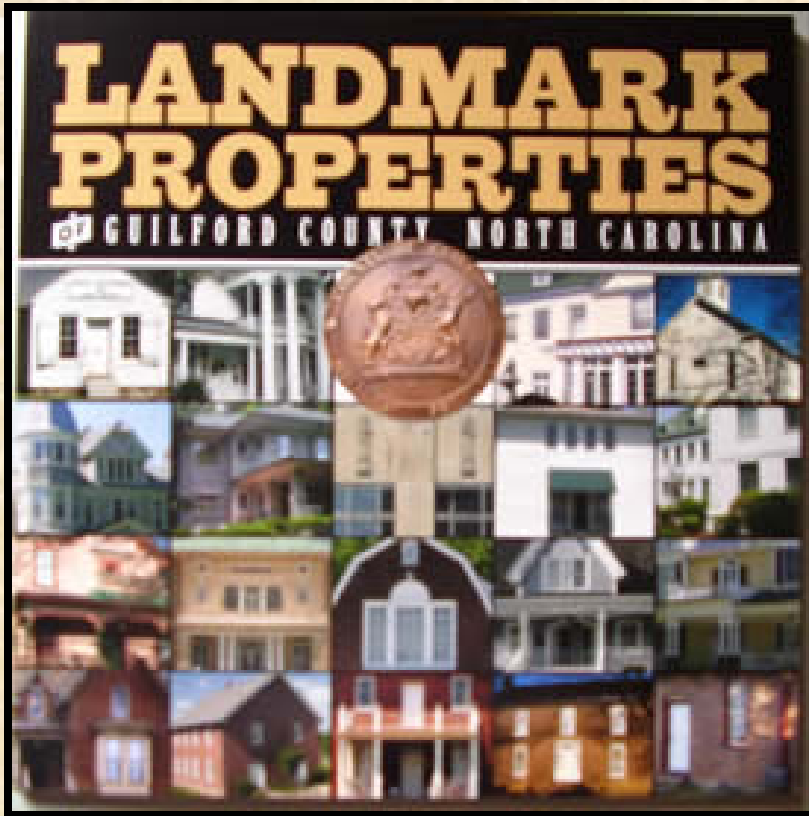
What is a historical resource?



- National Register
- California Register
- CEQA
- Local criteria



National Register Criteria



- Buildings, Structures, Objects, Sites, Districts
- Local, State, or National significance
- in American history, architecture, archeology, engineering, and culture

California Register Criteria

- **Buildings, Structures, Objects, Sites, Districts, Area, Place, Record, or Manuscript**
- **Historically or Archaeologically significant**
- **Significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.**

CEQA Criteria

- Resource listed in or determined eligible by the SHRC for listing in the **California Register**;
- Resource included in a **local register** of historical resources;
- Resource identified as significant in an **historical resources survey** (status codes 3-5) shall be presumed to be historically or culturally significant;
- Any B,S,O,S,A,...which a lead agency determines to be historically significant...

SIGNIFICANCE



A/1

Associated
with **significant
historic events
or patterns of
development**

SIGNIFICANCE

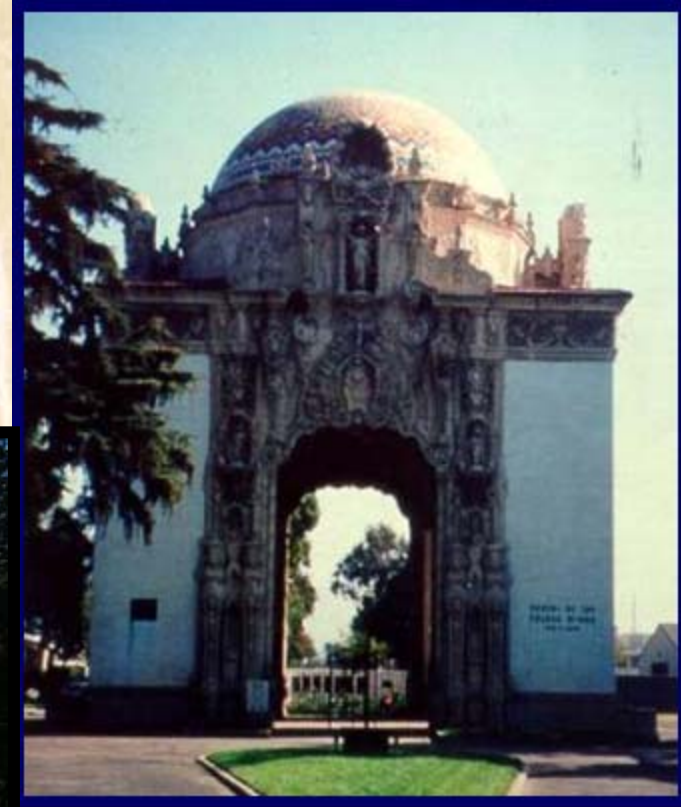
B/2 Associated with significant persons



SIGNIFICANCE

C/3

Embodies distinctive characteristics of a type, represents the work of a master,



Possesses high artistic values.

SIGNIFICANCE

D/4 Has yielded or has the potential to yield important information



INTEGRITY

- ☐ Authenticity of a historical resource's physical identity evidenced by survival of characteristics that existed during the resource's period of significance.
- ☐ Resource retains sufficient historic fabric and character-defining features to convey its historical significance.
- ☐ Resource would be easily recognizable by someone who knew the resource during its period of significance.

LOCATION



DESIGN



SETTING



MATERIALS



WORKMANSHIP



FEELING



ASSOCIATION



LOSS OF INTEGRITY





Moved



“Remuddling”

Inappropriate
alterations



Modern Office Building



Out of Character
Out of Scale
Inappropriate Infill



Old Sacramento

HISTORIC RESOURCE?



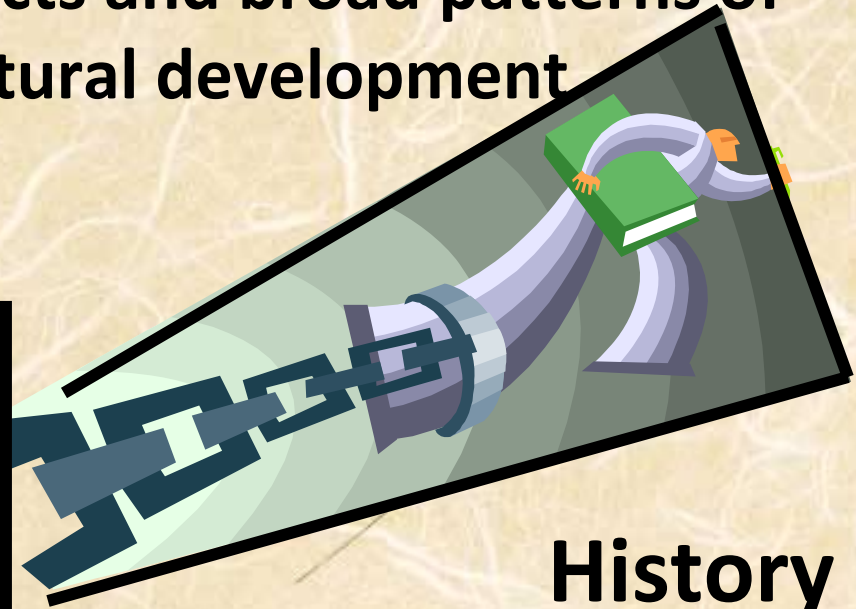
HISTORIC RESOURCE?



What is a Historic Context?

Describe significant aspects and broad patterns of an area's history and cultural development

Built Environment



History

Tell the stories that explain how and why the built environment looks the way it does.

HISTORIC CONTEXTS

- **Synthesize** information about significant historical patterns, events, people, groups, and values.
- **Identify** the property types* and locational patterns which represent important historic patterns, events, people or groups.
- **Identify** characteristics each property type needs to represent the property type within the context.
- **Identify** eligibility and integrity thresholds.

*Groupings of individual properties based on shared physical or associative characteristics

HISTORIC CONTEXTS also

- **Permit** identification, evaluation, and treatment of resources even in absence of complete knowledge of individual properties.
- **Facilitate** better understanding of the relative importance of resources for initial study as well as planning purposes.
- **Identify** additional Information Needs
- **Recommend** Preservation Goals and Strategies
- **Evolve** as additional information is acquired

Historic Contexts

Tell the stories that explain

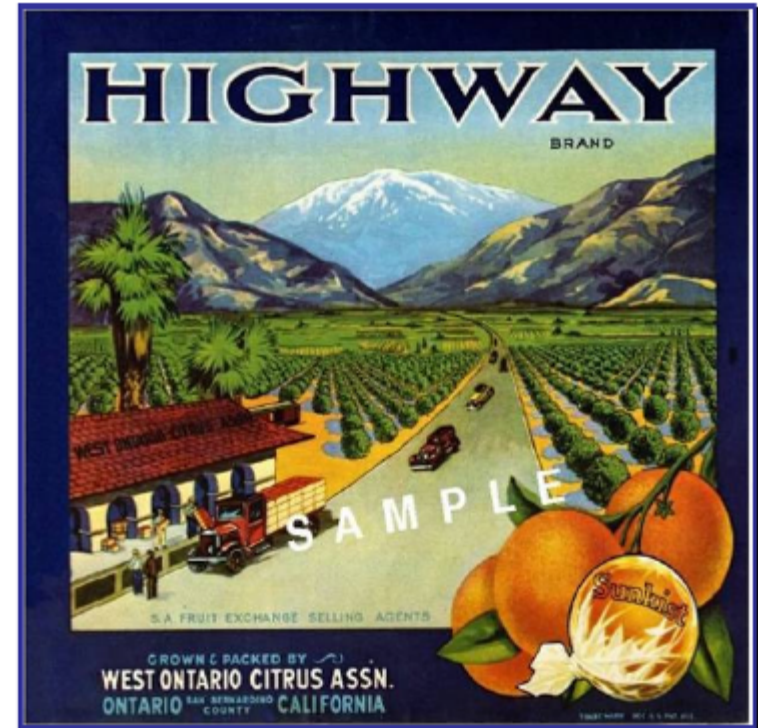
how,

when, and

why

the land use patterns and
built environment
developed to look the way
it does.

Historic Context for The City of Ontario's Citrus Industry



Prepared For:

City of Ontario Planning Department
303 East "B" Street, Ontario, CA 91764

Submitted to:

Cathy Wahlstrom, Principal Planner

Prepared by:



1611 South Pacific Coast Highway
Suite 104
Redondo Beach, CA 90277

February 2007



“The use of historic contexts in organizing major preservation activities ensures that those activities result in the preservation of the wide variety of properties that represent our history, rather than only a small, biased sample of properties.”



SURVEYS

Systematic process for

- *Gathering information* about a community's historical resources.
- *Identifying* and
- *Evaluating* the quantity and quality of historical resources for *land-use planning purposes*.



SURVEYS PROVIDE CLUES

- **What** resources exist?
- **Where** are the resources are located?
- What are the **character defining features**?
- Why are they **significant**?
- Have they retained **integrity**?
- How does each need to be considered in planning?

Revisit, Reevaluate, Update



SURVEY METHODOLOGY

- Research
- Identification
- Evaluation
- Documentation
- Planning



IDENTIFICATION

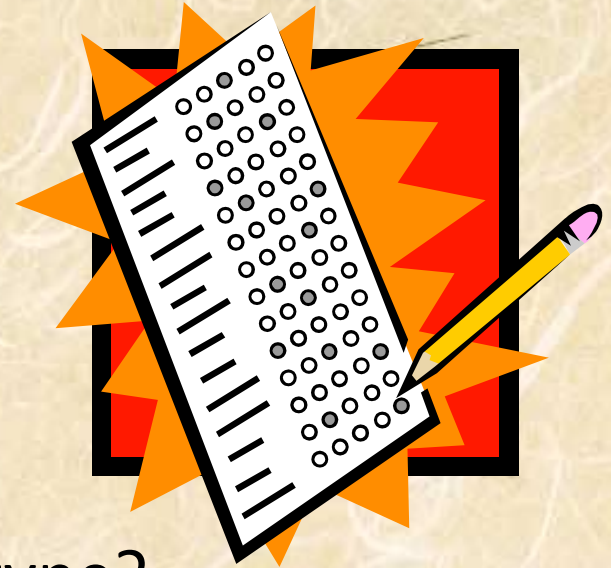
- **Identify** the kinds of historic properties within the surveyed area
- **Identify** potential historic districts
- **Identify** where no historic resources are present
- **Identify** properties that do *not* merit further attention
- **Identify** potentially significant individual buildings or areas which merit further identification and evaluation



EVALUATION

- What **context** and **property type** does the resource represent?
- What **criteria** apply?
- What is its **significance**?
- Does it have the expected **character-defining features** for its type?
- Is it a **contributor** to a **district**?
- Does it possess the **integrity** characteristics for its property type within the defined context?

Multiple contexts/multiple periods of Significance?



Evaluating Significance & Integrity

- “Historic properties either retain their integrity or they do not” (NR Bulletin 15)
- **Critical relationship** exists between **significance** and **integrity**
- **Integrity** is contingent upon **significance**; the integrity of a given property cannot be evaluated until its significance has been determined
- It is possible for a property to be **significant** under more than one of the criteria, but to retain **integrity** only under one.



DOCUMENTATION



- **Document** all historic buildings, structures, sites, objects and potential districts in *sufficient detail* to allow for *informed land use planning decisions*.
- **Define** essential physical features, also called *character-defining features*, that must be present to represent the property's significance.
- Results in an *inventory* of significant properties.

(SURVEY DOCUMENTATION IS **NOT** DESIGNATION)

CONTEXTS & SURVEYS



Provide Direction for Preservation Planning

Historic Preservation is ...



“Simply having the good sense to hold on to things that are well designed, that link us with our past in a meaningful way, and that have plenty of good use left in them...it is as much concerned with building the future as with holding on to the past.”

Richard Moe, President, NTHP

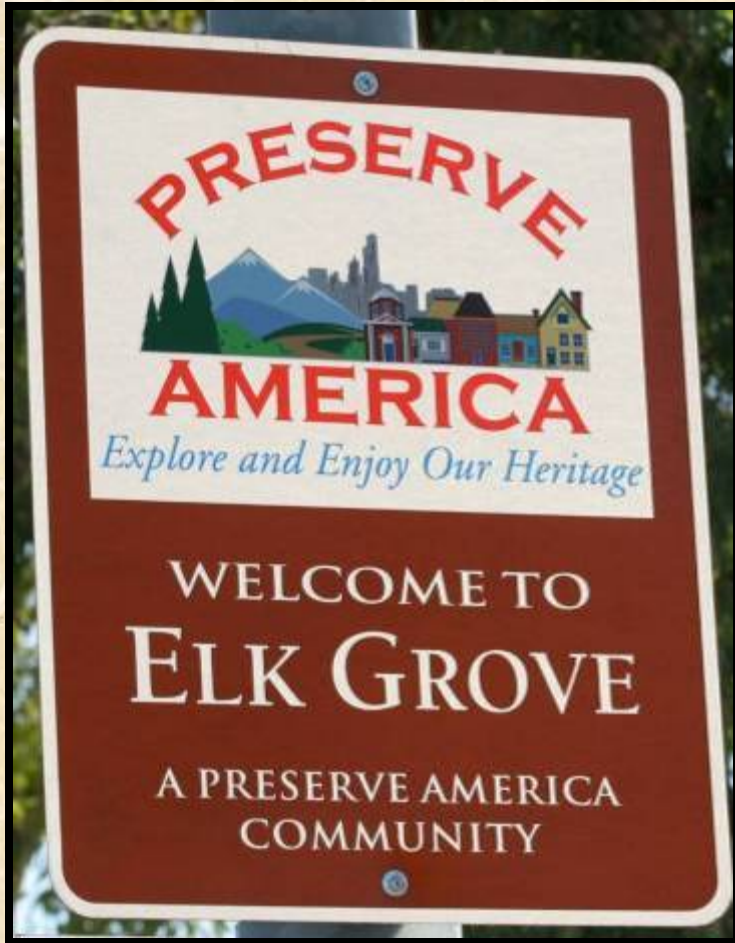
Historic Resources = A\$\$\$ET\$

Wise management of assets

- Respect value
- Prolong life
- Effective use
- Multiple benefits
- "Stewardship"



Economics



- Heritage Tourism
- Rehabilitation- Adaptive Reuse
- Affordable Housing
- Resource Conservation
- Improve Property Values
- Downtown Revitalization
- Incubate Locally-owned Small Businesses

Aesthetics



- Community character vs. Generica
- Promotes community stability - sense of time and place
- Connects the past with the present
- Connects people of today with those who have come before

Quality of Life

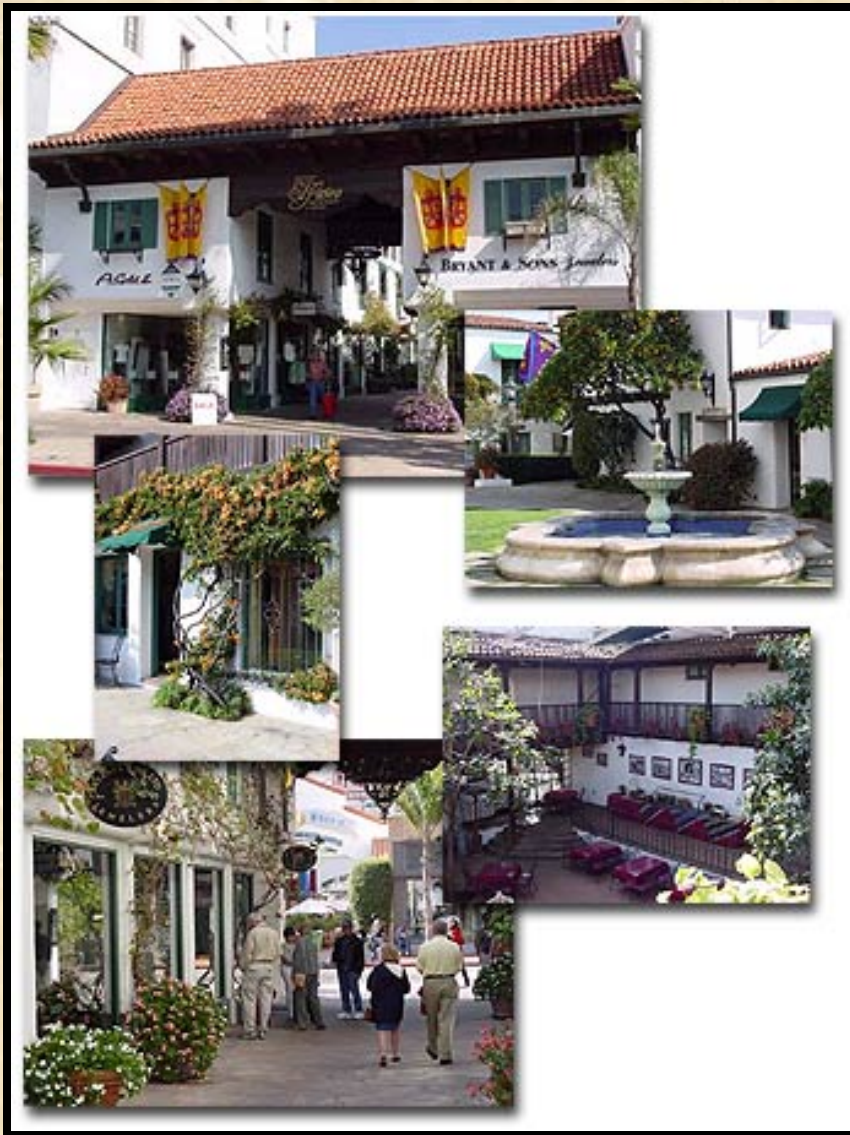
- Mixed use/income neighborhoods
- Retains traditional density
- Pedestrian orientation
- Sense of community
- Decreased crime rates in historic districts
- Preservation of open space & agricultural land



Why Preserve?

Historic preservation has many advantages, but most of all, it's simply a matter of good sense. It's smart to protect older buildings and neighborhoods because they're good to look at, they're useful, and they help us understand ourselves as individuals and as a nation.

www.nationaltrust.org/primer/10ways.html



Preservation is inherently an act of sustainable design and...sustainable design is not just about how to make a new building and pass it on to future generations.



It's about the ability to use resources wisely & to create places of enduring value to society - places that can be utilized by many generations.

For More Information:



- Office of Historic Preservation www.ohp.parks.ca.gov
- [Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines](#) for Planning, Identification, Evaluation, and Documentation of Historic Resources
- ["Guidelines for Local Surveys: A Basis for Preservation Planning," National Register Bulletin 24,](#)
- [National Trust- Historic Preservation & Sustainability](#)
- Donovan D. Rypkema, ["Downtown Revitalization, Sustainability, and Historic Preservation"](#)
- Richard Moe, ["Sustainable Stewardship: Historic Preservation's Essential Role in Fighting Climate Change"](#)